

**PB# 87-62**

**Gateway  
(4-Lot Sub.)**

**4-3-17**

Gateway Subdivision

87-62

4 LOTS

No. \_\_\_\_\_ July 1 1988  
 Received from Michael Babcock  
 One thousand  $\frac{00}{100}$  Dollars

W.F. Helmer - \$1000<sup>00</sup> (ck #1638) Rec. Fee

\$1000<sup>00</sup> Susan Zappala

## General Receipt

9927

### TOWN OF NEW WINDSOR

555 Union Avenue  
 New Windsor, N. Y. 12550

Received of William F. Helmer July 1 1988 \$ 2,231.<sup>50</sup>

Two thousand two hundred thirty-one and  $\frac{50}{100}$  DOLLARS

For Planning Bd. Fees

#### DISTRIBUTION

FUND	CODE	AMOUNT
Pre-Preliminary		100
Preliminary		100
Final Plat		120
* - - - - -		1,911.50

By Pauline H. Townsend

Town Clerk

## General Receipt

10109

### TOWN OF NEW WINDSOR

555 Union Avenue  
 New Windsor, N. Y. 12550

Received of William F. Helmer (#87-62) August 15, 1988 \$ 80.00

Eighty and  $\frac{00}{100}$  DOLLARS

For Planning Board Engineering Fee (Hite Way Hts.)

#### DISTRIBUTION

FUND	CODE	AMOUNT
Check # 1671		\$80 <sup>00</sup>

By Pauline H. Townsend

Town Clerk

## General Receipt

0207

TOWN OF NEW WINDSOR

## General Receipt

9927

## TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

Received of

William F. HelmerJuly 1 1988\$ 2,231.<sup>50</sup>Two thousand two hundred thirty-one and <sup>50</sup>/<sub>100</sub> DOLLARS

For

Planning Bd. Fees

## DISTRIBUTION

FUND	CODE	AMOUNT
Pre-Preliminary		1.00
Preliminary		1.00
Final Plat		12.00
		1,911.50

By

Pauline H. TownsendTown Clerk

## General Receipt

10109

## TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

Received of

William F. Helmer (#87-62)\$ 80.00August 15 1988Eighty and 00/100 DOLLARS

For

Planning Board Engineering Fee (Hite Way Adv.)

## DISTRIBUTION

FUND	CODE	AMOUNT
Check #1671		\$80.00

By

Pauline H. TownsendTown Clerk

## General Receipt

9287

## TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

Received of

William F. Helmer\$ 25.00September 21 1987Twenty-five and 00/100 DOLLARS

For

Application Fee - 87-62

## DISTRIBUTION

FUND	CODE	AMOUNT
Chk #1449		25.00

By

Pauline H. TownsendTown Clerk

Title



TOWN OF NEW WINDSOR PLANNING BOARD  
TRACKING SHEET

PROJECT NAME: GATEWAY International PARK

PROJECT NO. : 87-62

TYPE OF PROJECT: Subdivision ☒ Site Plan \_\_\_\_\_  
Lot Line Change \_\_\_\_\_ Other (Describe) \_\_\_\_\_

TOWN DEPARTMENT REVIEWS:

	Date App'd	Date Not App'd	Not Required
Planning Board Engineer	_____	_____	_____
Highway	_____	_____	_____
Bu. Fire Prev.	_____	_____	_____
Sewer	_____	_____	_____
Water	_____	_____	_____
Flood	_____	_____	_____

OUTSIDE DEPT./AGENCY REVIEWS:

DOT	_____	_____	_____
DEC	_____	_____	_____
O/C PLANNING	_____	_____	_____
O/C HEALTH	_____	_____	_____
NYS DOH	_____	_____	_____
OTHER (SPECIFY)	_____	_____	_____

SEQR: Lead Agency Action \_\_\_\_\_  
Determination ☒ EAF Short ☒ Long \_\_\_\_\_ Submitted \_\_\_\_\_ Accepted \_\_\_\_\_  
Proxy: Filed ☒ Representative \_\_\_\_\_

PUBLIC HEARING: Held (DATE) \_\_\_\_\_ Waived\* \_\_\_\_\_  
Other \_\_\_\_\_  
(\* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:  
(SUBDIVISIONS)

Sketch Plan Date \_\_\_\_\_ + 30 days = Action Date \_\_\_\_\_  
Preliminary P/H Date \_\_\_\_\_ + 45 days = Action Date \_\_\_\_\_  
Preliminary App'l Date \_\_\_\_\_ + 6 months = Final Resub. Date \_\_\_\_\_  
Final Plan Date \_\_\_\_\_ + 45 days = Final App'l Date \_\_\_\_\_

TIME SEQUENCING:  
(SITE PLANS)

Presubmission Conf. Date \_\_\_\_\_ + 6 months = Submittal Date \_\_\_\_\_  
First Meeting Date \_\_\_\_\_ + 90 days = Final App'l Date \_\_\_\_\_



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CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
Associate

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7 April 1988

MEMORANDUM FOR RECORD

SUBJECT: GATEWAY INDUSTRIAL PARK SUBDIVISION (T87-62);  
TOWN OF NEW WINDSOR, NEW YORK

Pursuant to the request of Richard D. McGoeY and Supervisor George Green, I scheduled a field visit on 5 April 1988 with representatives of Wehran Engineering, the project engineers for the Helmer Gateway Subdivision. The subject of discussion was the proposed sanitary sewage pump station to be installed off Wembley Road (extended). The meeting was held pursuant to the letter dated 10 February 1988 from Richard D. McGoeY and 22 March 1988 from the undersigned, both to Mike Schumaci of Wehran Engineering. The purpose of the field meeting was to further discuss the location of the generator and enclosure, as needed for the re-submittal of the Sanitary Plans to the Town, then to be forwarded to the New York State Department of Environmental Conservation. Present at the meeting was Mike Schumaci, Michael Babcock, Robert Rodgers, Bill DeMuth and Mark Edsall. After much discussion, it was determined that due to the fact that the pump wet well and valve vault had already been installed, as well as gravity and force main piping, little room remained for installation of the generator and enclosure, since restrictions exist between the installed roadway and the substantial drainage ditch off the side of the road.

After reviewing many alternatives, it was agreed that the best installation would be to install the generator and enclosure to the south of the installed valve vault, just to the east of the pump pit. The construction of the generator foundation would require installation of footings and a foundation wall to virgin ground, with a floor slab and the enclosure placed on top. To protect the foundation from the drainage path, a culvert pipe would be required for a distance as appropriate to create a flat area within the fenced area for the overall pump stations site. Fence will be required to enclose the entire area, including the generator enclosure, pump pit and valve vault. The type enclosure was also discussed and I indicated that a fiberglass enclosure was not acceptable. At minimum, the Town would accept the pre-cast concrete type unit as previously indicated in my letter dated 22 March 1988.

GATEWAY INDUSTRIAL  
PARK SUBDIVISION

-2-

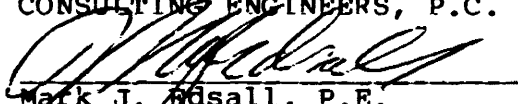
7 April 1988

Attached is a rough sketch I made following the field visit, obviously with no scale or detail.

Our office is to receive new sketches of the proposed installation including all the improvements indicated above and the sketch. Upon receipt of such plans, the undersigned and Dick McGoey will review same for necessary response to the questions previously posed.

Respectfully submitted,

McGOEY AND HAUSER  
CONSULTING ENGINEERS, P.C.



Mark J. Gdsall, P.E.  
Associate

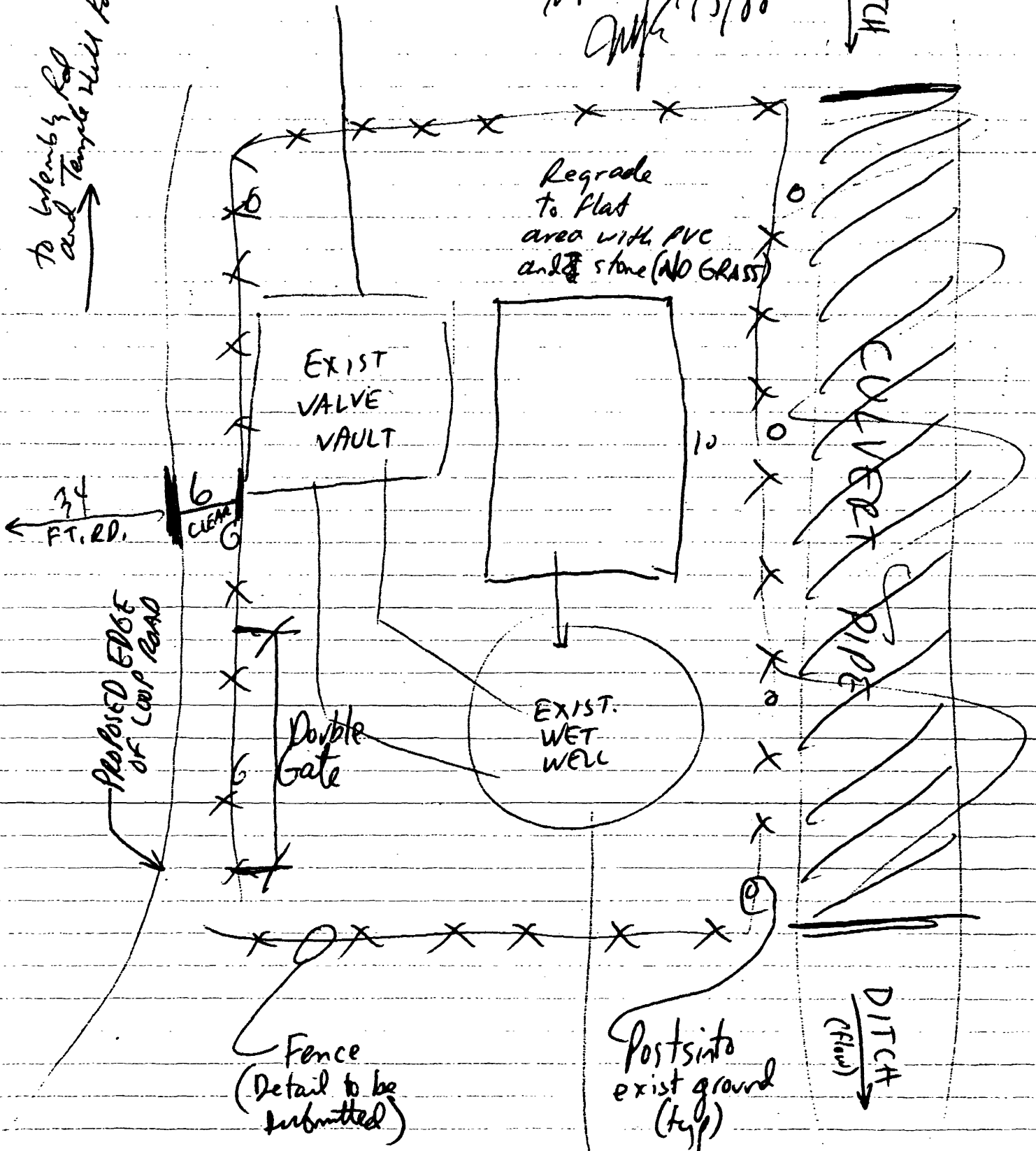
cc: George Green, Supervisor  
Michael Babcock, Building Inspector  
Richard D. McGoey, P.E., Town Engineer  
Planning Board File T87-62  
Mike Schmarci, Wehran  
Bill Helmer, Developer

MJE/dl  
gatel

Field Sketch  
w/ Mike Schumert  
4/5/88

To Wabash Rd  
and Temple Hill Road.

DITCH





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*Associate*

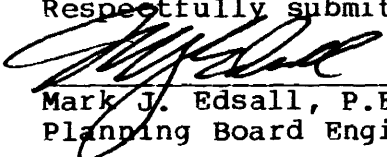
Licensed in New York,  
New Jersey and Pennsylvania

MEMORANDUM

TO: HENRY SCHEIBLE, CHAIRMAN TOWN OF NEW WINDSOR PLANNING BOARD  
FROM: MARK J. EDSALL, P.E., TOWN PLANNING BOARD ENGINEER  
SUBJECT: GATEWAY INDUSTRIAL PARK SUBDIVISION (T87-62)  
DATE: 25 FEBRUARY 1988

Please be advised that pursuant to a telephone call from the undersigned to the Orange County Department Health, I received a return call from Mr. Wayne Gross of that Department indicating that a submittal for the subdivision for the subject project will not be required. Mr. Gross advises me that since this subdivision does not involve any residential properties, submittal of the subdivision to the Orange County Department of Health is not required. Therefore, with the approval for the water main extension to serve the project having been received from the Orange County Department Health, no additional submittals to the Orange County Department of Health will be required. As such, the review of the project with regard to the subdivision becomes a local determination.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

cc: William Helmer

MJE/dl  
gate



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New Jersey and Pennsylvania

22 March 1988

Wehran Engineering  
666 East Main Street  
P.O. Box 2006  
Middletown, NY 10940

ATTENTION: MICHAEL SCHUMACI

SUBJECT: GATEWAY INDUSTRIAL PARK  
TOWN OF NEW WINDSOR, NEW YORK

Dear Mr. Schumaci:

Pursuant to a telephone discussion with Mr. William Helmer on 21 March 1988, this letter is being provided to clarify certain items which must be addressed in your resubmission of the wastewater disposal system plans to the Town of New Windsor for subsequent application to the New York State Department of Environmental Conservation. Please be advised of the following:

1. We have confirmed with Mr. Helmer that a Onan generator set with automatic transfer switch with natural gas type fuel would be acceptable for use on the project.
2. It is the opinion of the Town of New Windsor that an enclosure must be provided to protect the generator unit. In this regard, we are enclosing a copy of one option for such enclosure, from Precast Building Systems, Inc. The selected enclosure should provide for adequate access around the entire unit for maintenance and should include the necessary louver for the genset cooling.
3. You should evaluate the possibility of locating the control panel for the pump station within the genset enclosure.
4. It should be verified whether the design of the pump station controls will allow for the operation of both pumping units at one time, or if an electrical lock-out will be provided which will allow only one pump to operate at a time. The generator unit should be designed for the control system arrangement. In addition, the generator should be adequately sized for associated lighting.

Gateway Industrial Park

-2-

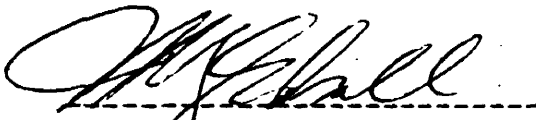
22 March 1988

5. A unit heater with thermostat should be provided for the generator enclosure building. It is acceptable that this unit heater not be operational when the generator is operating (thereby reducing the electrical loading on the genset).

We trust the clarifications listed above will assist you in your completion of the design plans required for the subject project. It is also required that a response be provided to the letter dated 10 February 1988 from Richard D. McGoey, P.E., wherein other concerns of the Town of New Windsor have been outlined. Should you have any questions concerning this matter, please do not hesitate to contact the undersigned or Mr. McGoey.

Very truly yours,

McGOEY AND HAUSER  
CONSULTING ENGINEERS, P.C.

  
-----  
Mark J. Edsall, P.E.

Enclos

cc: George Green, Supervisor  
Richard McGoey, P.E., Town Engineer  
William Helmer  
Planning Board File 87-62

MJE/111  
Wehran



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**MARK J. EDSALL, P.E.**  
*Associate*

Licensed in New York,  
New Jersey and Pennsylvania

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** Gateway International Park Subdivision  
**PROJECT LOCATION:** Route 207 (South side)  
**NEW WINDSOR #:** 87-62  
**27 JANUARY 1988**

- 1). The subject project has been reviewed previously at the 9 September 1987, 23 September 1987 and 14 October 1987 Planning Board meetings. The project, in general, involves the subdivision of the remainder parcel of the property, which is approximately 45 +/- acres.
- 2). The following comments are provided to indicate the general status of the project. At the time of this status listing, no revised plans had been received for review.
- 3). Several versions of the proposed subdivision have been submitted for review, varying from a total of nine (9) lots down to four (4) lots. A final plan as proposed for this subdivision should be submitted for review.
- 4). Depending upon the actual plan submitted for the final review, submittal to the Orange County Department of Health for the realty subdivision may be required per Article 11 of the New York State Public Health Law.
- 5). Depending upon the actual plan submitted for final review, the subdivision may be a "minor" or "major" subdivision per the Town Code, and may require a Public Hearing.
- 6). It is my understanding that the water main extension to serve the proposed subdivision has been approved by the Orange County Department of Health on 11 January 1988.



TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Gateway International Park Subdivision  
PROJECT LOCATION: Route 207 (South side)  
NEW WINDSOR #: 87-62  
PAGE TWO

7). With regard to the sewermain extension, pump station and associated force main, I have been advised by the New York State Department of Conservation that the most recent plans submitted to that Department were commented on by letter dated 10 December 1987 and no re-submittal for approval has been received since that date. Final approval from that Department is required prior to final subdivision approval.

8). The plan should be revised to include all existing Town sewer lines. Also, the Applicant should note that the "Stewart Interceptor" sewer line of the Sewer # 20 Contract will also pass through the property.

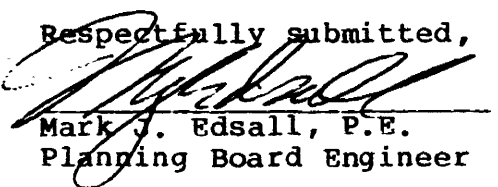
9). The Planning Board may wish to receive indication from the Town Board with regard to the status of Offers of Dedication for the Proposed Town Roads, the Municipal Water, Municipal Sewer and Municipal Stormwater Facilities.

10). The Applicant should submit a proposed public improvement bonding estimate to the the Town Engineer for review.

11). My records indicate that no Lead Agency has been determined for this action. This should be confirmed and if none has been selected, the Planning Board may wish to assume the role of Lead Agency for the proposed subdivision.

12). The status of all Town Department Reviews should be determined and, if approvals have not been received, new plans distributed.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEdml  
gate

GATEWAY SUBDIVISION (87-62)

1-27-88

Mr. William Helmer, Mr. Bronfman and Mr. Patrick Kennedy came before the Board representing this proposal.

Mr. Helmer: I think we are here tonight for some advice and so at the next meeting we can finish this. I have with me Orange County Health Department approval for the water. The plan is stamped by them. We expect to have very shortly, there is only one question from DEC, Do we have any hazardous waste. The answer is no and we expect to have

there answer within a few days. What we have before you on the left a site plan of Mt. Ellis Paper, meeting all of the new requirements with the red line to the right hand side and the right side drawing is a plan showing the lot as it is. Mt. Ellis requirements are on the left side.

Mr. Kennedy: We need a minimal of 108 to the nearest yard. This layout will give us 108' to both roads and 108' to the side yard so this should meet everything without having to go for any variances at all.

Mr. Helmer: This makes the front lot line on the lot that is left at the road only 115'. So the way we read the code we can put a building but it will have to be back about 100'.

Mr. Edsall: The definition of lot width is one that I have asked to be clarified in the past. It has an "or" which says the lot width or at the building line. Basically what you have done is been liberal and based on that if the building was positioned correctly --

Mr. Kennedy: At the 100' set back line here we will have, well with these ok, I was looking at these uses. Alright, at that set back 100' we would have 155' lot width.

Mr. Edsall: Which complies with what you have been doing all along.

Mr. Kennedy: But this makes this a little bit less saleable lot because you are limited as to what you can do on it. Where we have lot lines here before creating lots what Mr. Helmer would like to do is make the smaller lot for an office space and a lot line here creating two larger lot lines here. We would be reducing this to probably three lots.

Mr. Van Leeuwen: I don't see any problems with it myself. I would suggest that Pat for the next meeting you get together with Mark so that he can give us some comments and get the comments straightened away and we can bring it in for final approval.

Mr. Edsall: You are going to go with a minor subdivision.

Mr. Kennedy: There is no guaranty we are going to have a sewer by the next meeting to ask for the major.

Mr. Edsall: Can you approve a minor subdivision that includes a sewer main extension without DEC Approval.

Mr. Van Leeuwen: We had given him a 2 lot subdivision for Mt. Ellis. I know we did.

Mr. Babcock: No, I don't think so.

Mr. Van Leeuwen: We ought to check that.

Mr. Helmer: I think you did. But by the next meeting we will have the DEC approval.

Mr. Babcock: The two lot subdivision I think --

Mr. Van Leeuwen: I know we did because Mark the approval that you have

. now is an approval for a water main extension that does not have any ties to the lot line. As long as you are not modifying the water system then you have to go back.

Mr. Helmer: No we are not modifying it.

Mr. Kennedy: This is in the process of being changed but we are not in a position to make a presentation so we modified an existing presentation.

Mr. Helmer: We will be in the next meeting with the final.



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MARK J. EDSALL, P.E.  
Associate**

Licensed in New York,  
New Jersey and Pennsylvania

**MEMORANDUM FOR RECORD**

11 January 1988

**SUBJECT: TOWN OF NEW WINDSOR PLANNING BOARD;  
PROPOSED GATEWAY INDUSTRIAL PARK SUBDIVISION**

On 7 January 1988 in early afternoon, the undersigned and Michael Babcock made a field visit to the subject project site to observe the construction activity with regard to the sanitary sewer line being installed to service the Gateway Distribution Building of the subject project. Our observation was that the contractor had completed installation of the sewer line up to the next upstream manhole and had placed such manhole. The manhole frame and cover were in place as observed. At the time of our visit, the contractor had excavated on the opposite side of the road near the watermain and appeared to be doing related work; possibly the replacement of a bad hydrant. No engineering inspection representatives were observed. To date, I have not received the requested telephone call from Bill Helmer, as noted in previous memorandums.

Respectfully submitted,

**McGOEY AND HAUSER  
CONSULTING ENGINEERS, P.C.**

  
Mark J. Edsall, P.E.  
Planning Board Engineer

cc: Henry Scheible, Chairman P/B  
Michael Babcock, Building Inspector  
Town Engineer's Office



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**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** Gateway International Park Subdivision,  
**PROJECT LOCATION:** Route 207 (South Side)  
**NW#:** 87-62  
**14 October 1987**

1. The applicant proposes the subdivision of the previously approved Gateway International Park Subdivision. This proposed subdivision has been reviewed at the 9 September 1987 and 23 September 1987 Planning Board meetings.

2. On 29 September 1987, a review was made of all the available files for the Gateway project. Based on this review, the following action dates and associated approvals were recorded:

DATE	ACTION
11 May 1977	Two lot subdivision creating foreign trade zone and remainder parcel
25 October 1978	Dexion, Coca Cola, Helmer Lot Line change for access to Temple Hill Road
26 September 1979	Subdivide off ICOS Property
24 February 1982	Subdivision of Foreign Trade Zone Parcel into 2 lots
23 July 1985	United Parcel Service Subdivision
9 September 1987	Two lot subdivision creating Lot #6 (5 Acres)

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Gateway International Park Subdivision  
PROJECT LOCATION: Route 207 (South Side)  
NW#: 87-62  
14 October 1987

Page 2

3. Also discussed on 29 September 1987 with William Helmer were the following requirements for information, which should be shown on the submitted subdivision plan:

a. A drainage easement should be added to the plan for the main drainage course, with the easement to the benefit of and to be maintained by the property owners. This easement should be on the Plans and recorded in the Deeds of Record.

b. A typical road section, typical drain pipe/culvert installation detail.

c. The future roadway interconnection between Executive Drive and Wembly Road Extension should be shown on the plan.

d. A note should be added to the plan indicating that the water and sewer facilities shall be per the plans prepared by Wehran Engineers and as approved by the State and County Review Departments and the Town of New Windsor.

e. Public improvements bond estimate and descriptions of dedications should be provided with the final plan.

4. At the time of preparation of these comments, the most recent plan was received on 7 October 1987. That plan was reviewed for the comments as presented below.

5. The submitted plan indicates that a minor subdivision is proposed. The plan information indicates that a total of six (6) lots are being divided. By definition under Paragraph 3 of the subdivision regulations, the proposed is a major subdivision, not a minor subdivision.

6. Since the previous plan, the applicant has added a note with regard to a "remainder portion" of property at the northwestern corner of the site. The applicant has designated this "Parcel A". It is my opinion that the manner in which this portion of the property is being handled is not acceptable.

7. The plan as submitted does not include a drainage easement for the major drainage course through the property.

8. The plan as submitted indicates piping sizes for the culvert crossings under the proposed Town road. It must be verified that the indicated sizing is acceptable.

9. The subdivision plan as submitted does not include a detail for the proposed Town road, nor any details for drainage pipe installation.

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Gateway International Park Subdivison  
PROJECT LOCATION: Route 207 (South Side)  
NW#: 87-62  
14 October 1987

Page 3

10. The note requiring installation of all sewer and water facilities per the Wehran Plans and Agency approvals does not appear on the plan.

11. Public improvements bond estimate and descriptions of dedications have not been received by our office to date.

12. As previously mentioned, the submitted subdivision is a major subdivision. As such, a public hearing will be necessary under Paragrah 4 of the Subdivision Regulations. The Board may wish to consider scheduling same.

13. Other items of concern included in my review comments dated 23 September 1987 must be resolved prior to final approval.

14. The plan as reviewed is not acceptable for final approval from an engineering standpoint.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEcao



DDW/STW  
Mr. Bill Helmer came before the Board representing this proposal along with Mr. Patrick Kennedy.

Mr. Kennedy: This is the map showing the revision that we need in order to get an approval on the four lot minor subdivision, lot #1 being all this area here inside Wembly Road plus the little part of piece of property that sits below UPS, lot #2 being what will be the Mt. Ellis site # and lot 3 for national pet presently under construction and three being the total remainder of the property. We have added the utility and proposed future extension of this existing drive, how it will be extended when we do do it. This is not part of the proposal at this time. The proposed right-of-way follows where the utilities will be going.

Mr. McCarville: Is there going to be an easement shown here?

Mr. Kennedy: A 15' wide drainage easement following the drainage ditch.

Mr. McCarville: What about the county.

Mr. Helmer: The state is supposed to approve it within the next two weeks. Wehran Engineering went to Mr. Schliefer and they said he can't do it, he sent the letter to the state which I have a copy of dated September 25, 1987. The state has indicated they will act on it and give us approval within a few days.

Mr. Scheible: We couldn't have any letter from the state?

Mr. Helmer: Wehran has been up there twice and we're told if the county doesn't react within the ninety days which is already up they're obligated to act. I will get you something on that.

Mr. Scheible: I sure wish these things had been taken care of before this evening.

Mr. Kennedy: There is nothing you can do about it. What we intended to do is get a letter from the state saying it is okay and have Wehran inspect it and certify it and the town engineer spot inspect as he so desires.

Mr. Scheible: We have a lot of comments.

Mr. McCarville: Mark, do you intend for a typical road section to be shown on this?

Mr. Edsall: Yes, that was one of the items and as part of the approved plan it should indicate that it all is going to be dedicated as a town road, Pat had a note to that effect but we should have a cross section also.

Mr. Helmer: We were assuming that since that was on the previously approved subdivision plan of this park that that would hold here, too, but we can add it to here if you want us to. If you remember, that was some of the drawings I brought up and that section is approved on the previous approval.

Mr. VanLeeuwen: Which one is that?

Mr. Helmer: The subdivision when we broke off ICOST included the section of the road where it was approved and ENAP was also a section of the road approved. We could refer to here by the note.

Mr. Edsall: The orientation of the road is changing somewhat. I prefer having this plan reflect what is currently going to be constructed.

Mr. Helmer: Same section just added to the drawing.

Mr. Reynolds: Have you seen these comments?

Mr. Kennedy: I just go them.

Mr. Scheible: Comment #5, this is separate between major and minor. The plan indicated a total of six lots.

Mr. Kennedy: That was being changed per Mr. Edsall's comments.

Mr. Edsall: A lot of the comments, there are in these typed comments didn't apply to the plan since they were done approximately one day before we received this plan, some of them aren't applicable.

Mr. McCarville: On Item 10 the note requiring installation of all sewer and water facilities--

Mr. Edsall: Yes, there is a note here, note #1 towards the right side. It just would be expanded to know that the water and sewer be constructed in accordance with Wehran's plans and in whatever fashion they were changed to meet the state and agency requirements.

Mr. Helmer: The submission we made which was submitted twice to the Orange County Health Department and now to the state.

Mr. Scheible: This Board cannot really take any action tonight because of the hold up from the state or county whatever so there is nothing we can do. We cannot take any action.

Mr. Helmer: Not subject to receiving the engineer's--

Mr. Scheible: There is a lot of notes in the comments which will have to be answered also. There is no reason in making any approvals because it is impossible.

Mr. VanLeeuwen: I thought when we sat here two weeks ago we said tonight we'd give him four lots subdivision.

Mr. Scheible: At that time, Mr. Helmer had hoped to have county and health approval in his hand. He said there should be no problem since the ninety days were up. He still doesn't have it in his hands for us to turn around and give approval without county or state. It is an impossibility.

Mr. VanLeeuwen: We have to waiver the public hearing.

Mr. Scheible: It is a minor subdivision though. You don't have to waive it.

Mr. Edsall: The minors have to be waived.

Mr. VanLeeuwen: I make a motion to waive the public hearing on this minor subdivision of Gateway.

Mr. Schiefer: I will second that.

ROLL CALL:	MR. LANDER	AYE
	MR. REYNS	AYE
	MR. MC CARVILLE	AYE
	MR. VAN LEEUWEN	AYE
	MR. SCHIEFER	AYE
	MR. SCHEIBLE	AYE

Mr. Helmer: When I get the comments from the state, I will give them to your engineer and then we come and get a vote for the approval?

Mr. Edsall: Two items you may want to indicate you are interested in being the League Agency since there is two other agencies we can send out a coordination letter. The second thing would be to request that he waive the deadlines to take action since at this point you'd have to take a negative action.

Mr. Scheible: We have gone beyond our time period also.

Mr. McCarville: I make a motion that we take League Agency on this matter.

Mr. VanLeeuwen: I'll second that.

Mr. McCarville: I make a motion that we declare negative declaration on this matter.

Mr. VanLeeuwen: I will second that.

ROLL CALL:	MR. LANDER	AYE
	MR. REYNS	AYE
	MR. MC CARVILLE	AYE
	MR. VAN LEEUWEN	AYE
	MR. SCHIEFER	AYE
	MR. SCHEIBLE	AYE

Mr. Scheible: Could you state that you were waiving the time period?

Mr. Helmer: I will waive the time period.

Mr. Babcock: One thing is Note 11 about the bonding for the road that the sooner that we receive that we can start the process on that.

Mr. Helmer: We have already got that in the works and this will be to your engineer for approval in the next few days.

-----



McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
Associate

Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Gateway International Park Subdivision  
PROJECT LOCATION: Route 207 (South Side)  
NW #: 87-62  
23 September 1987

1. The former Gateway International Park Subdivision as approved on 23 July 1985 consisted of six (6) parcels. The subdivision basically was four (4) smaller lots, one (1) medium sized lot and a 5.5 +/- acre remaining parcel. This proposed subdivision subdivides the remainder parcel (former parcel number VI) into nine (9) lots and two (2) lots which apparently are for conveyance to the Town of New Windsor as roadways. Six (6) of the nine (9) lots are less than 5 acres in lot area.

2. A review of the final approved Subdivision Plan for the former Gateway International Park Subdivision indicates that a total of nine (9) bearings and/or distances of the former lot lines conflict with those bearings and/or distances shown on this Plan as existing. This must be explained since the former approved map should be the basis of this subdivision.

3. Inasmuch as the proposed uses for each of the subdivision lots has not been submitted, it is not possible to determine if the lot area for each lot is satisfactory. The Applicant should be cautioned that the use will be restricted based on the lot size resultant from the subdivision.

4. The Board should note that the road configuration of Executive Drive and Wembly Road Extension result in a somewhat different configuration than that shown on the former approved subdivision plan. In addition, the through-road arrangement from Executive Drive to Wembly Road Extension is not shown on this subdivision plan. It is recommended that this cross-connection be required as part of this subdivision.

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Gateway International Park Subdivision  
PROJECT LOCATION: Route 207 (South Side)  
NW #: 87-62  
23 September 1987

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5. So as to make the Plan clear as to the intents concerning the two roadways, it should be noted whether the roads are proposed as Town Roads or Private Roads. If the roadways are proposed as Town Roads, the Applicant is hereby advised that construction and inspection of same shall be per the Town Code.

6. The Planning Board should consider scheduling the necessary Public Hearing for the major subdivision as required under Paragraph 4 of the Subdivision Regulations.

7. Based on the number of lots proposed for the subdivision and the timing relative to the approval of the former subdivision, it is my understanding that this subdivision requires subdivision approval from the Orange County Department of Health. That Department's approval is also required for the water and sewer improvements. (See Next Comment).

8. It is my understanding that the Applicant has submitted Plans to the Health Department for the water and wastewater facilities. Two (2) copies of these Plans and Specifications have been submitted to this Engineer for review. My comments and concerns with regard to an initial cursory review are as follows:

- a. The Plan shows water and sewer improvements within the roadway surface and the area understood to be the right-of-way, therefore, it should be verified whether the improvements are intended for conveyance to the Town or for Private Ownership.
- b. If Town Ownership is proposed, I am concerned that the Town will accept conveyance of the proposed pump station.
- c. If Town Ownership is proposed, a more thorough review will be necessary from the Town Engineering Department.
- d. With regard to the water distribution piping, it must again be known if Town Ownership is proposed. If not, a location for metering devices must be agreed to prior to approval.
- e. It should be noted that the subdivision plan approved in July 1985 did not include details or information concerning installation of any water or sewer. Therefore, I recommend that the Planning Board inquire as to the date of Town Approval and/or Health Department Approval for installation of the mains indicated as "existing".

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Gateway International Park Subdivision  
PROJECT LOCATION: Route 207 (South Side)  
NW #: 87-62  
23 September 1987

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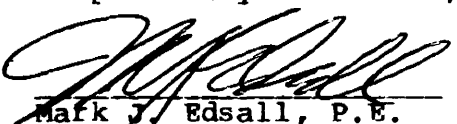
9. Although water and sewer information has been submitted, nowhere on the Plan does it indicate that an easement will be provided for utilities and that same will be underground. In addition, roadway street lighting and storm drainage facilities have not been shown on the Plan.

10. If Town improvements (i.e. road, sewer, water) are proposed for the two roadways, details of the roadway, curbing, storm drainage facilities, typ. trench details, etc. should be shown on the Plan in addition to the designation as a future Town Road. With regard to the sewer and water improvements, a note should be added to the Plan indicating that all such work shall be constructed in accordance with the Plans as prepared by Wehran Engineering and approved by the Orange County Health Department and Town of New Windsor, with all such costs for construction, inspection, testing and related costs for acceptance by the Town to be borne by the developer.

11. Prior to Final Approval of the subdivision by the Planning Board, it may be advisable to review all comments from Town Departments (i.e. Highway, Fire Prevention Bureau, Sewer, Water, BTC) such that any departmental requirements are addressed in the Final Subdivision Plan.

12. At such time that the answers to the questions posed above are answered, further reviews will be made and, if appropriate, additional comments will be presented.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEnje

## GATEWAY SUBDIVISION

Mr. William Helmer came before the Board along with Mr. Patrick Kennedy representing this proposal.

Mr. Helmer: Actually there are no changes on these from our previous submission.

Mr. Van Leeuwen: Did you buy these three pieces of property.

Mr. Helmer: Yes, I bought these two I am working on this one. Mt. Ellis is number 6. The one we are building now is lot number 7. Just to bring you up to date 12 phone calls to the Orange County Health Department with no response. Wehran Engineering was going over there this afternoon to try and find somebody. We have been waiting now the second submission is almost 90 days for the sewer and water in the meantime your engineer Mark had requested at our last meeting if you remember even though we had submitted to the Town before copies of the drawing which we had I believe you got them all Mark.

Mr. Edsall: Yes.

Mr. Helmer: Showing the engineering of the sewer and water. And what we had wanted to do and I was hoping tonight I could come here and say we have Orange County Health Department approval unfortunately we had their original comments which we responded to but we have not received their formal approval. We'd like



to have subject to his approval I have talked to Mc Goey and Hauser about the permission to install the water main extension and have them inspect it so that...

Mr. Edsall: Did you talk to anyone other than Bill Hauser?

Mr. Helmer: No I talked to Bill.

Mr. Edsall: His quote was you were speaking to his deaf ear because he was not familiar with the project.

Mr. Helmer: So I said I'd talk to you.

Mr. Edsall: Maybe if we can iron out a couple things tonight we'd make a big step forward. I am a little confused is it definitely the intent to turn over all the internal roadways as Town roads?

Mr. Helmer: Yes.

Mr. Edsall: If that is the case and within the right of ways there is sewer and water improvements is it the intention to turn all that over to the town?

Mr. Helmer: Yes.

Mr. Edsall: Has the Town accepted the fact you are putting a pump station, have they indicated they would accept it for ownership?

Mr. Helmer: Yes, in 1977 the Town had though they could propose a bond issue to put the pump station in, it was later determined they couldn't and I'd have to.

Mr. Edsall: And after you constructed they'd take over operations?

Mr. Helmer: We have been paying sewer taxes since I bought the property.

Mr. Mc Carville: We should get a verification from the Town Board that they want it. In many cases there is a very important subdivision it is a good sized one it is a good income property tax wise for the Town and generally they don't want pump stations. We should get their formal approval.

Mr. Helmer: How would I do that?

Mr. Edsall: Either Henry or myself could get a memo off to the Town Board requesting verification that they will accept the Town station as you have designed it and will accept the conveyed ownership once it has been inspected and approved.

Mr. Scheible: You take care of it all right Mark?

Mr. Edsall: We will get around to that one.

Mr. Helmer: You should find notes in the file from Paul Cuomo on that. We had several discussions in the late 70's about it and as a matter of fact as late as when UPS was approved he was still working on it I was told that the Town couldn't raise the money to do it.

Mr. Edsall: The other question I have you have submitted to Orange County Health Department for the water and go to DEC for the sewer, have you submitted for the subdivision?

Mr. Helmer: No, they have this map.

Mr. Edsall: Having done it a number of times I have learned from experience that you have two different application processes to the County, one being for the water and one being for the subdivision. Characteristically they won't review the subdivision until we approve the water so--

Mr. Helmer: Wehran Engineering is handling that proposal for me and waiting for approval on the water main extension.

Mr. Edsall: It may be worthwhile to pursue the subdivision, they have taken on many occasions for me applications for both they just stack the one until the other one has been approved that way you get your priority.

Mr. Helmer: We attempted to and they didn't want to I will check again I can't even get them to answer a phone call.

Mr. Edsall: I am not sure, I will have to consult with Mr. Rones I am not sure if this Board can give final approval on a subdivision if it requires Orange County Health approval for the subdivision until such time they get something back. I am not sure.

Mr. Van Leeuwen: We can waive the County approval or disapproval.

Mr. Edsall: You can waive the reviews from the Planning Department. The Health Department is involved in Article 11 of the State law so it again our hands are tied by the State laws so we should work together on getting things answered to make sure that we don't run into that hurdle later.

Mr. Helmer: Their statement to Wehran was the fact that we were submitting this and had the subdivision lines on it our subdivision next to that there shouldn't be a problem.

Mr. Edsall: They have sent them back to me without a separate application.

Mr. Kennedy: We relayed out the lots a second time, did Wehran submit the latest ones?

Mr. Helmer: We have submitted 16 times yes.

Mr. Kennedy: They have changed if these lot lines changed since the very first preliminary approval does the county need a set of these with a preliminary stamp on them?

Mr. Edsall: I'd say so.

Mr. Kennedy: I don't think Wehran has that. So we are going to need preliminary stamp on the plan from County Health Department.

Mr. Van Leeuwen: When sewer and water is put in who makes the final inspection?

Mr. Edsall: If it is going to be the way it is set up Dick or I will do it mostly I will do it.

Mr. Van Leeuwen: You do make the final inspection.

Mr. Edsall: What has to happen is Wehran Engineering has to submit certified statement to the Town that says the sewer system was installed in accordance with the design plans the DEC requires that also. I am sure the Health Department will get around to it if they haven't. We will observe all presure testing, we will do spot inspections that is another point which I wanted to get into, usually the Town wants an agreement on the plans or to see the extend that any inspection we have to do would be reimbursable from the developer to the town. We never get paid directly for anything the Town is paid and we voucher the Town. So I have to talk to the Town Board about that also to find out how much they want us to do. That is the usual.

Mr. Helmer: What about the water company.

Mr. Edsall: The water department will do their usual inspections, the superintendent will come by and check as far as full time inspection if you want to look at it somebody is going to have to certify it is done according to the plans.

Mr. Helmer: Wehran?

Mr. Edsall: They will have to decide if it is full time or what that is up to Wehran and yourself.

Mr. Van Leeuwen: Does the county inspect it?

Mr. Edsall: The County rarely comes out into the field.

Mr. Mc Carville: When you layed Executive Drive, wasn't your intent to keep the traffic off here.

Mr. Helmer: Yes. We are going to connect them for car traffic when we have an office building here.

Mr. Edsall: I am a little bit off also here I pulled out the approved subdivision plan for the Gateway United Parcel there is an item concerning some bearings and distances that I will get into later, the plan as was shown didn't include any water or sewer lines there are some water lines out there already I don't think there is any sewer lines out there yet.

Mr. Helmer: There is a forced main that was put down before the road was paved but there is no active ones.

Mr. Edsall: My concern is I want to see somewhere between now and back when the first subdivision plan was approved who reviewed and who approved it. There is water lines in place and sewer lines in place that I am not aware of any Health Department approval for and we should get everything that is in there decided if it is acceptable or not.

Mr. Helmer: Paul Cuomo inspected it.

Mr. Edsall: If they were not submitted to Orange County Department of Health it was an extension that was not authorized. Unless you are putting it in as a service and you are converting it.

Mr. Helmer: No, it was put in originally for the Icos development which was in here for site plan approval which I do not believe ever went to the final. They withdrew the application, Don Witfield was the architect and that line had to be put in and it had to be put in at the end of '77 and we had that and it was inspected by the Town engineer and I don't know the whole history of it.

Mr. Edsall: I will try and track it.

Mr. Helmer: It was inspected as was the town drive at the top of the hill.

Mr. Edsall: The only other major item I think we should start getting a handle on is storm drainage if you are going to have a network of picking anything up within the town roads which is a requirement under the Town ordinance they should get layed out now. We have something we can tie the sites into for Mt. Ellis there is no on-site drainage if you wanted to put it in there is nothing proposed for the subdivision as far as the paperwork I have.

Mr. Helmer: Don't you have a plan from Don Miller.

Mr. Edsall: His involved the intersection.

Mr. Helmer: It involved two lines one at the brook and one at the property line to the east side of the Mt. Ellis property where the ditch connecting to the two which flows there now. Insulpane dumps down onto the property and we planned to extend the line down to the ditch and have an open ditch unless one of the owners wants to close it if they want. It is better because that is the low point of the property. It will be on the north two degrees, 21 minutes and 55 seconds west and turns at the corner and goes down at 87 degrees, 38 minutes and 5 west and crosses underneath the road and into the stream.

Mr. Edsall: You are basically talking about the main flow course but what about the roads themselves?

Mr. Helmer: We have already storm drainage included in the United Pet which site plan was approved and all of that connects and into the stream that was approved at a previous meeting, each one of these sites has to do their own site plan for storm drainage to tie into the major system.

Mr. Edsall: The bottom line being it is a requirement to have drainage in the streets.

Mr. Helmer: This was approved without curbs and without storm drainage in 1976, the road configuration the section and all of it we have an approved map.

Mr. Edsall: I have a copy of that approved map which was the latest one on file with the Town Clerk July 23, 1985.

Mr. Helmer: It was '76 or '77.

Mr. Edsall: There is a subdivision plan to that, ten years ago. There is a specific waiver given even for the curbs.

Mr. Helmer: Everybody is talking about the tractor trailers and if the road was going to be turned over to the Town, the maintenance problem and it was decided and approved we'd have five foot shoulders and so on the Witfield drawing which was submitted in '77 and the road detail and drainage extension I will get that for you. We have it.

Mr. Edsall: If we have to meet over here and go over the records, we will.

Mr. Scheible: There should be swails.

Mr. Helmer: Correct, either swails or on-site with the site plan drainage which would take it if an individual owner wanted for some reason to have something he'd have to submit and get it approved.

Mr. Jones: Mr. chairman what I'd like to see is bring out our files of the original application on this subdivision. There is something bothering me and I have to see that.

Mr. Scheible: Mark, dig them out.

Mr. Edsall: What we did we talked about this before was that there was following the Gateway Distribution Center site plan approval and this is the one after the approval occurred at this Board. A report was received from the fire prevention bureau that disapproved it based on that potential problem and it involved safety. They would not stamp the plans is that what you remember? We met a number of times and the plans sat there for months. And following that evidently speaking with Mike and Bobby Rogers the reason why he disapproved the plan based on the state law you have to have---

Mr. Jones: I am talking about the original. They come in here that night with the plans.

Mr. Helmer: Kartiganer represented us in '77 and it was all approved roads, sewer and water.

Mr. Jones: I want to see that subdivision when it was first presented. I think I have a right to see it. I want to see it in writing before I am going to believe anything.

Mr. Edsall I am missing a lot of information too the only answer is for us to get whatever information Mr. Helmer can get us and I will pull out Pauline's records and you and I will sit down.

Mr. Jones: It was a proposal for foreign trade zone everybody in the Planning Board was all shook up nobody can go in there, nobody can touch it or nothing but I want to see the original presentation.

Mr. Helmer: I'd like to see it too.

Mr. Jones: I'd like to see if it is in the files and if the Town Clerk has it in here vault we can get it out no reason we can't make copies of it. I am not even going to bother looking at none of this stuff. I was on the Board then.

Mr. Scheible: What specifically is there something in there you think is

missing here?

Mr. Jones: Yes. I think so.

Mr. Scheible: I wasn't around then.

Mr. Jones: Something there that don't sound right to me and I want to see it. You have four guys that haven't see this yet.

Mr. Scheible: We are going to go through it and see.

Mr. Edsall: I can set up a meeting to meet with him and get some dates and information from his records and then go back to the Town.

Mr. Helmer: I know Paul Cuomo has the files.

Mr. Edsall: Once they are approved they are given to the Town Clerk to be filed.

Mr. Babcock: One of the problems we have here is the word that Tip was using before we weren't looking for that foreign trade zone if that was under any name such as that.

Mr. Jones: This Planning Board got so upset and they painted a beautiful picture what happened to it?

Mr. Helmer: it was Gateway International Park then, we call it international because this is an approved subdivision of a foreign trade zone you can still build a building and have a foreign trade zone on this property it is approved and filed in Washington. The foreign trade zone never came about so the building wasn't built.

Mr. Babcock: I am just saying that it is possible the name was put on the folder.

Mr. Helmer: No it is Gateway that has been the name since day one.

Mr. Kennedy: If you check the minutes from when the health spa was going to come in you had Andy Kreiger look into it with the foreign trade zone how it can be used and so on.

Mr. Scheible: It is still applicable?

Mr. Helmer: Yes. Any one of these owners could build a building and have a foreign trade zone inside of the building.

Mr. Edsall: Tip, I will get a hold of you once I get the files out.

Mr. Van Leeuwen: I remember we approved the subdivision the only thing that was there was the road I remember Bill saying I can't give you any details because I don't know what people need as people needed it he'd come in and get subdivision approval that is exactly what happened.

Mr. Scheible: I'd like to see the whole Board get in on this. Next Tuesday we can take 15 minutes and look it over so the whole Board takes a look at it.

Mr. Edsall: If I have it ready we can do it.

Mr. Kennedy: The actual submission of the layout as a subdivision for Health Department before they will review it they need preliminary stamp on that map. I do not believe they have one with a stamp on it.

Mr. Scheible: I can't answer that not until we answer a few of the other questions that come before that.

Mr. Edsall: The public hearing you might want to schedule before because if we don't start scheduling now you are going to run into problems with the timing.

Mr. Helmer: We have had one on that one. I thought we have got it on United Pet we were going to get subdivision on Mt. Ellis and he was going to do the other until County Health approval and until we get County Health Department approval for the rest of them. You tell us what we want to do I don't care.

Mr. Mc Carville: Go for all of them and get it done.

Mr. Babcock: Possibly have his engineer do some calculations on bonding for these proposed town roads.

Mr. Edsall: This is going to have to be done.

Mr. Helmer: That is fine.

Mr. Kennedy: You approved minor subdivision on just Mt. Ellis and I have to revise the plan to do everything else.

Mr. Helmer: We will see what we can do for you next Tuesday night.

Mr. Edsall: The road will have to be shown providing access to the lot you are creating.

Mr. Helmer: The road is going to be all the way around.

Mr. Scheible: Th...

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE  
OR SUBDIVISION PLAN APPROVAL

1. Name of Project Gateway International Park
2. Name of Applicant William F. Helmer Phone 914-354-1234  
Address GREY Beech Lane, Pomona NY 10970  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record William F. Helmer Phone 914-354-1234  
Address Grey Beech Lane Pomona NY 10970  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Patrick Kennedy Phone 562-6444  
Address Temple Hill Road New Windsor NY 12550  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Leonard Schwab Phone 634-3696  
Address Maple Ave New City NY  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the west side of Temple Hill  
Road feet at (Street)  
of Route 207 (Direction)  
(Street)
7. Acreage of Parcel 45.5 8. Zoning District PI
9. Tax Map Designation: Section 4 Block 3 Lot 17
10. This application is for subdivision Approval
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? NO



If so, list Case No. and Name \_\_\_\_\_

12. List all contiguous holdings in the same ownership  
Section None Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_  
(Official Title)  
of the Corporation which is the Owner in fee of the premises  
described in the foregoing application and that he has authorized  
\_\_\_\_\_ to make the foregoing  
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND  
INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE  
SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

21<sup>st</sup> day of Sept 1987

William F. Helmer  
(Owner's Signature)

William F. Helmer  
(Applicant's Signature)

Owner  
(Title)

Pauline G. Townsend  
Notary Public  
PAULINE G. TOWNSEND  
Notary Public, State of New York  
No. 4643692  
Appointed in Orange County  
My commission expires Mar 30 1989  
12/31/89

REV. 3-87

87-62



New York State Department of Environmental Conservation

202 Mamaroneck Avenue, White Plains, New York 10601

September 28, 1987

Thomas C. Jorling  
Commissioner

Mr. Aziz Mureebe  
Vice President  
Wehran Engineers & Scientists  
666 E. Main Street  
P. O. Box 2006  
Middletown, New York 10940

Re: Gateway Industrial Park

Dear Mr. Mureebe:

I am in receipt of your resubmitted plans and specifications for the referenced subdivision. Please be advised that I do not have to confer with other people since we have not lifted the ban on sewer extensions.

At this time, the following comments are applicable:

1. The application must be signed by the supervisor.
2. The reverse side of the SEQRA Form has not been completed.
3. There is no indication that the Town collection system has capacity to handle the additional flow.

Please be aware that construction of any sanitary facilities without approval is a violation of the Environmental Conservation Law. Enclosed please find your submission which is being returned.

Very truly yours,

Joseph F. Marcogliese, P.E.  
Associate Sanitary Engineer

JFM:bz

Enclosure

cc: Orange County Health Department

Supervisor and Town Board, Town of New Windsor

cc: Eng.  
ATTY  
Sanitation  
Bldg. Insp.

SEP 29 1987

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

William F. Helmer, deposes and says that he  
resides at Grey Beech Lane, Pomona N.Y. 10970  
(Owner's Address)

in the County of Rockland  
and State of New York

and that he is the owner in fee of Gateway International  
Park

which is the premises described in the foregoing application and  
that he has authorized Mt. Ellis Paper Co. / Paul Capicchioni  
to make the foregoing application as described therein.

Date: 9/21/87

William F. Helmer  
(Owner's Signature)

John T. Bese  
(Witness' Signature)

## SHORT ENVIRONMENTAL ASSESSMENT FORM

### Appendix B Part 617

Project Title: GATEWAY INTERNATIONAL PARK

Location: TEMPLE HILL ROAD & RT 207

ID Number: \_\_\_\_\_

#### INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

#### ENVIRONMENTAL ASSESSMENT

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### FOR AGENCY USE ONLY

Preparer's Signature: \_\_\_\_\_

Date: 9/21/87

Preparer's Title: Owner

Agency: \_\_\_\_\_

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE  
OR SUBDIVISION PLAN APPROVAL

1. Name of Project Mt. Ellis Paper Company Inc. Office/Warehouse Building
2. Name of Applicant CHKK Realty Company Phone (914) 562-4200  
Address 214 MacArthur Avenue New Windsor New York 12550  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Barry Bronfman Phone (212) 420-5903  
Address 95 Avenue A New York N.Y. 10009  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Gerald Fiedelholz Phone (914) 562-4630  
Rt. 94  
Address 270 Quassaic Avenue New Windsor New York 12550  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the South side of Wembly Road Extension  
718.44 feet West (Street)  
(Direction)  
of Temple Hill Road (Street)
7. Acreage of Parcel 5.0 Acres 8. Zoning District P I
9. Tax Map Designation: Section 4 Block 3 Lot 17 Parcel 6
10. This application is for Site Plan Approval
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

If so, list Case No. and Name \_\_\_\_\_

12. List all contiguous holdings in the same ownership  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_  
\_\_\_\_\_ (Official Title)  
of the Corporation which is the Owner in fee of the premises  
described in the foregoing application and that he has authorized  
\_\_\_\_\_ to make the foregoing  
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND  
INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE  
SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this \_\_\_\_\_

\_\_\_\_\_ (Owner's Signature)

4th day of September 1987

\_\_\_\_\_ (Applicant's Signature)

\_\_\_\_\_ Notary Public

\_\_\_\_\_ (Title)

JERARD FIDELMOLEZ  
Notary Public, State of New York  
Residing in Orange County  
No. 120888  
Commission Expires May 31, 1989

REV. 3-87



